

## RENTAL MARKET REPORT

British Columbia Highlights\*



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2011

Figure 1

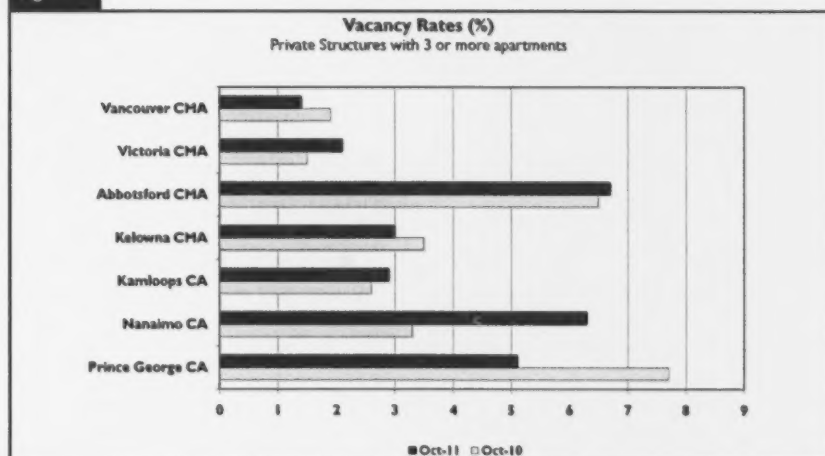
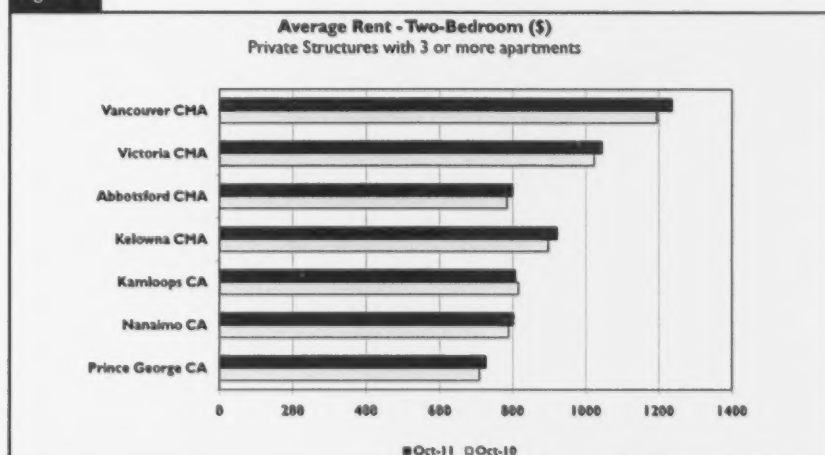


Figure 2



\*Only centres with a population of 10,000 + are included in the survey. Detailed reports are available for Census Metropolitan Area (CMA).

## Highlights

- The provincial apartment vacancy rate edged lower to 2.4 per cent in October 2011, from 2.7 per cent in October 2010<sup>1</sup>.
- The Vancouver Census Metropolitan Area (CMA) reported one of the lowest apartment vacancy rates of the twenty-seven centres surveyed in British Columbia.
- The average provincial rent for a two-bedroom apartment in new and existing rental buildings was \$1,050 per month.
- Despite the lower apartment vacancy rate, the pace of rent increase slowed for rental units common to both the October 2010 survey and the October 2011 survey. The estimated increase in same sample apartment rents was 2.0 per cent in October 2011, down from 2.3 per cent a year ago.

<sup>1</sup> Due to seasonal factors, the results of the October 2011 Rental Market Survey are not directly comparable with the results from the April 2011 Rental Market Survey.

Canada

Housing market intelligence you can count on



## Rental Vacancy Rate Edges Lower

Households looking for rental accommodation are finding fewer vacancies with the average rental apartment vacancy rate in urban British Columbia centres<sup>2</sup> edging lower to 2.4 per cent in October 2011, compared to 2.7 per cent in October 2010.

Apartment vacancy rates were lower across all bedroom types, with larger apartment units reporting higher vacancy rates than smaller units. The movement of households from larger rental units to homeownership was likely one factor contributing to this trend. Demand for smaller rental units remained strong, reflecting improving labour market conditions and strong migration flows. The vacancy rates for two-bedroom and three-bedroom or larger apartments of 3.0 per cent and 2.8 per cent, respectively, were down from 3.3 per cent and 4.0 per cent one year earlier. The vacancy rate for bachelor apartments edged lower to 1.5 per cent from 1.7 per cent in October 2010. One-bedroom apartments, which comprise the largest share of purpose-built rental units, had a vacancy rate of 2.2 per cent, down from 2.5 per cent last year.

Although the rental vacancy rate increased in more than half of the centres surveyed, a lower vacancy rate in the Vancouver Census Metropolitan Area (CMA), pushed the provincial average lower. The Vancouver apartment vacancy rate, at 1.4 per cent in October 2011, was among the lowest of the twenty-seven centres surveyed in the province.

Strong migration flows and fewer first-time homebuyers shifting tenure from rental to homeownership likely pushed the vacancy rate lower.

Strong competition from investor-owned rental housing, accessory rental suites and the home ownership market contributed to higher vacancy rates in October 2011 in the province's other larger rental markets, including the Victoria and Abbotsford CMAs. The vacancy rate in the Kelowna CMA moved lower to 3.0 per cent in October 2011, from 3.5 per cent in October 2010.

## Changes in the CMHC Rental Universe

In the October 2011 Rental Market Survey, the number of purpose-built rental units was slightly larger compared to the number of units in October 2010. Low vacancy rates and rising rents in recent years have resulted in new rental units coming on stream. As well, the return of rental units to the survey which had been temporarily removed from the survey while they underwent renovations, also added to the rental universe and may have contributed to higher vacancy rates in some centres.

In the Victoria CMA, for example, an increase in the vacancy rate was reported in tandem with an increase in the rental universe. This suggests rental demand remained relatively unchanged. In other centres, including Courtenay and Fort St. John, the apartment vacancy rate moved lower in conjunction with relatively small declines in the rental universe. Despite an increase in the rental universe, the Kelowna and Vancouver

CMAs recorded lower vacancy rates in October 2011 compared to the rate in October 2010, pointing to underlying strength in demand for purpose-built rental accommodation.

## Average Rents Move Higher

Average rents in purpose-built apartments moved higher, although stable demand and competition from the secondary rental market<sup>3</sup> slowed the rate of increase. The estimated increase in same sample apartment rents, which measures the change in rent for rental units common to both the October 2010 survey and the October 2011 survey, was two per cent, down from 2.3 per cent a year ago. This trend was evident across all bedroom types, except for apartments with three bedrooms or larger, which posted a 2.5 per cent increase, compared to 2.3 per cent one year ago.

The average rent for a two-bedroom apartment in new and existing structures was \$1,050 per month. The average rent was highest in the Vancouver CMA at \$1,237 for a two-bedroom apartment, and \$964 for a one-bedroom apartment. One-bedroom apartments make up almost two-thirds of the purpose-built rental stock in the Vancouver CMA.

<sup>2</sup> An urban centre is a centre with a population of 10,000 or more people.

<sup>3</sup> The secondary rental market includes dwelling types other than purpose-built apartment and townhouse rental projects.

## Availability Rate<sup>4</sup> Moves Lower

The availability rate moved lower to 3.3 per cent in October 2011 compared to 3.6 per cent in October 2010. The gap between the apartment vacancy rate and the availability rate was similar to a year ago indicating that monthly turnover among tenants is relatively stable. This result holds across all bedroom types.

The availability rate moved lower for all bedroom types, with two-bedroom apartments reporting the highest availability rate at 3.9 per cent. In last year's rental market survey, the availability rate was highest for larger apartments (three bedrooms or more).

## Secondary Rental Market

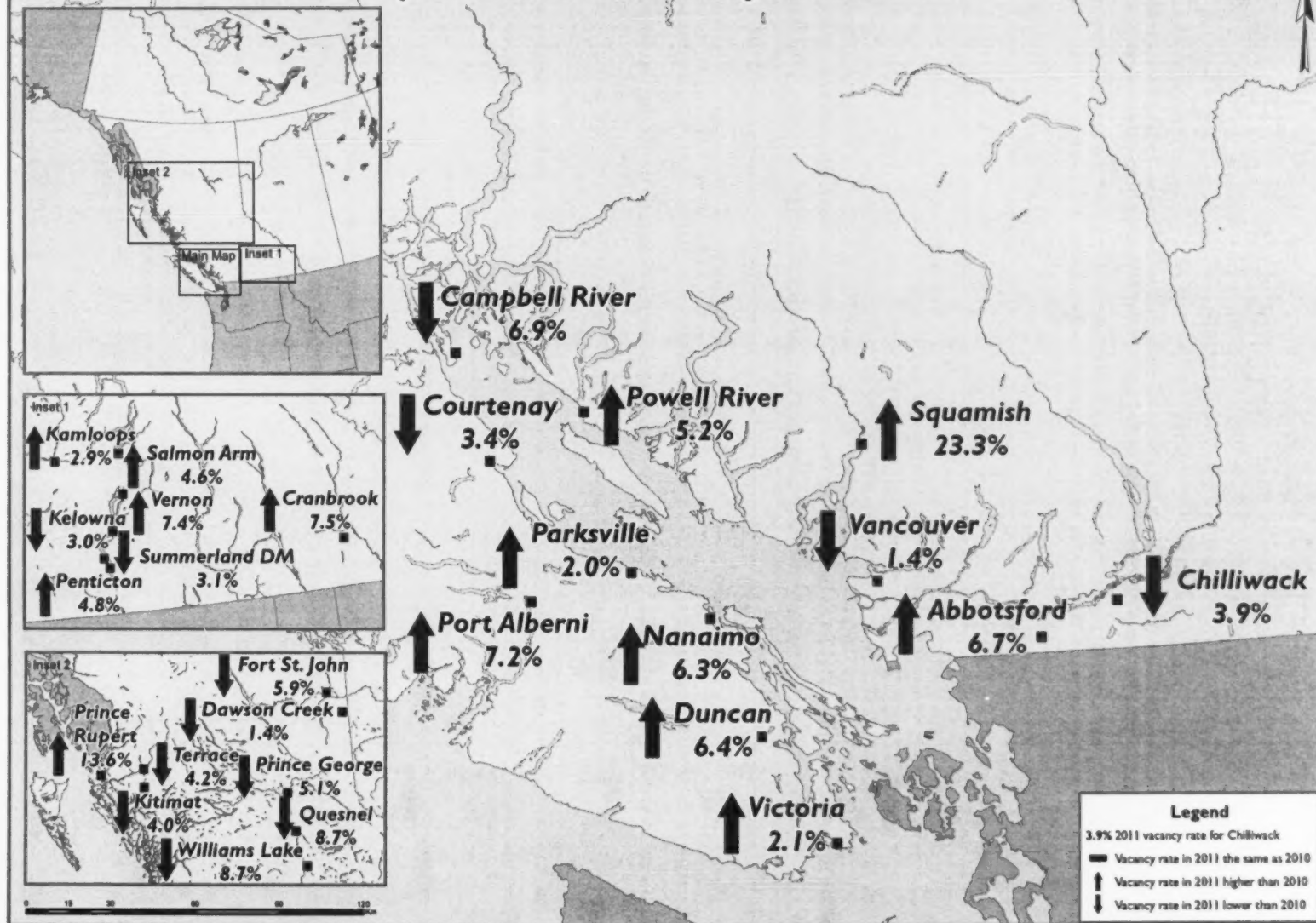
Investor-owned apartments are an important addition to rental market supply in British Columbia and complement the existing stock of rental accommodation. CMHC's October 2011 Rental Market Survey includes a Condominium Apartment Rent Survey and a Condominium Apartment Vacancy Survey. These two Surveys are conducted in Vancouver and Victoria and the results can be found in Table 4.1.1 to Table 4.3.1. In Vancouver, the condominium vacancy rate moved lower in tandem with the purpose-built apartment vacancy rate. Overall, rental market conditions in the secondary rental market were comparable to the primary rental market.

In addition to the condominium market, CMHC's October 2011 Rental Market Survey also includes information on the secondary rental market<sup>5</sup>. Vancouver, Victoria, Kelowna and Abbotsford were the centres included in this survey. The results can be found in Tables 5.1 and Table 5.2.

<sup>4</sup> A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant.

<sup>5</sup> For example, rented single-detached, semi-detached, duplex, row and accessory apartments are included in this survey.

# British Columbia Apartment Vacancy Rates



## TABLES INCLUDED IN THE BRITISH COLUMBIA PROVINCIAL HIGHLIGHT REPORT

<b>British Columbia</b>	<b>Page</b>
<b>Apartment Data by Centre and Bedroom Type</b>	
Vacancy Rates (%)	6
Average Rents (\$)	7
Number of Units - Vacant and Universe	8
Availability Rates (%)	9
Estimate of Percentage Change (%) of Average Rent	10
<b>Row (Townhouse) Data by Centre and Bedroom Type</b>	
Vacancy Rates (%)	11
Average Rents (\$)	12
Number of Units - Vacant and Universe	13
Availability Rates (%)	14
Estimate of Percentage Change (%) of Average Rent	15
<b>Row (Townhouse) and Apartment Data by Centre and Bedroom Type</b>	
Vacancy Rates (%)	16
Average Rents (\$)	17
Number of Units - Vacant and Universe	18
Availability Rates (%)	19
Estimate of Percentage Change (%) of Average Rent	20
<b>Rental Condominium Apartment Data</b>	21
<b>Secondary Rented Unit Data</b>	23



### 1.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Abbotsford CMA	3.4 a	8.2 a	7.2 a	7.8 a	6.1 a	5.7 a	2.8 c	0.0 d	6.5 a	6.7 a
Campbell River CA	5.3 a	8.6 a	11.5 a	4.9 a	6.7 a	8.5 a	4.3 a	0.0 a	8.2 a	6.9 a
Chilliwack CA	10.9 a	1.8 a	7.5 a	4.3 a	4.9 a	3.8 a	0.0 a	0.0 a	6.4 a	3.9 a
Courtenay CA	4.3 a	2.2 a	4.0 a	1.7 a	3.4 a	4.3 a	5.1 a	3.5 a	3.7 a	3.4 a
Cranbrook CA	**	23.1 a	6.6 a	7.1 a	5.3 a	8.0 a	0.0 a	0.0 a	5.4 a	7.5 a
Dawson Creek CA	2.7 a	0.0 a	2.3 a	1.2 a	1.6 a	1.6 a	6.9 a	7.4 a	2.3 a	1.4 a
Duncan CA	3.0 a	1.5 a	3.3 a	5.5 a	3.8 a	7.8 a	9.5 a	11.8 a	3.6 a	6.4 a
Fort St. John CA	10.7 a	4.0 a	11.9 a	7.1 a	9.9 a	5.4 a	3.4 a	0.0 a	10.5 a	5.9 a
Kamloops CA	11.4 a	0.7 b	2.4 a	3.6 b	1.7 a	2.3 a	4.3 a	1.8 a	2.6 a	2.9 a
Kamloops Zone 1-South Shore	4.2 a	0.0 c	1.0 a	1.0 a	1.0 a	1.7 a	**	**	1.3 a	1.3 a
Kamloops Zone 2-North Shore	28.6 a	2.0 a	4.0 a	6.5 a	2.4 a	3.1 a	4.3 a	0.0 a	4.1 a	4.7 a
Kelowna CMA	3.8 a	3.0 b	2.8 a	2.0 a	4.0 a	3.7 a	4.2 a	3.1 a	3.5 a	3.0 a
Kitimat CA	**	9.3 a	27.1 a	6.3 a	31.1 a	1.9 a	14.8 a	4.2 a	29.0 a	4.0 a
Nanaimo CA	1.6 a	7.3 a	2.4 a	5.3 a	4.8 a	7.6 a	1.7 c	3.9 a	3.3 a	6.3 a
Parksville CA	0.0 a	5.9 a	1.1 a	0.0 a	1.7 a	2.4 a	0.0 a	0.0 a	1.5 a	2.0 a
Penticton CA	1.4 a	3.0 b	5.7 a	4.7 a	3.3 a	4.9 a	7.6 a	16.7 a	4.4 a	4.8 a
Port Alberni CA	1.6 a	5.8 a	6.2 a	8.4 a	4.6 a	6.5 a	6.9 a	0.0 a	5.2 a	7.2 a
Powell River CA	**	**	5.4 a	3.7 a	2.0 a	7.1 a	0.0 a	5.3 a	3.7 a	5.2 a
Prince George CA	10.9 a	7.5 a	8.2 a	5.8 a	6.0 a	4.2 a	10.5 a	4.9 a	7.7 a	5.1 a
Prince George Zone 1-Downtown	12.7 c	8.3 a	10.8 a	9.3 b	6.9 a	5.6 b	3.6 b	3.6 a	9.1 a	7.3 b
Prince George Zone 2-Outlying	8.0 a	6.1 a	6.3 a	3.5 a	5.7 a	3.6 a	11.5 a	5.2 a	7.0 a	3.9 a
Prince Rupert CA	**	4.3 b	8.8 a	5.3 a	15.5 a	24.8 a	6.8 b	8.2 b	11.2 a	13.6 a
Quesnel CA	0.0 a	0.0 a	5.8 a	8.7 a	17.2 a	9.3 a	0.0 a	5.3 a	11.6 a	8.7 a
Salmon Arm CA	0.0 a	18.3 a	2.5 a	4.3 b	3.8 a	3.7 b	0.0 a	11.1 a	3.0 a	4.6 a
Squamish CA	0.0 a	3.7 a	10.9 a	30.5 a	3.9 a	25.2 a	4.3 a	7.1 a	5.2 a	23.3 a
Summerland DM	n/u	n/u	n/s	**	14.3 a	5.0 a	**	**	13.0 d	3.1 a
Terrace CA	3.4 a	13.3 a	3.3 a	2.5 a	14.2 a	3.8 a	21.7 a	4.5 a	11.1 a	4.2 a
Vancouver CMA	1.2 a	0.9 a	1.9 a	1.4 a	2.1 a	1.5 a	2.5 a	1.7 a	1.9 a	1.4 a
Vernon CA	11.9 a	5.2 a	5.6 a	6.3 a	7.2 a	8.3 a	6.7 a	10.2 a	6.7 a	7.4 a
Victoria CMA	0.8 a	1.7 a	1.7 a	2.5 a	1.3 a	1.7 a	1.2 a	1.0 a	1.5 a	2.1 a
Williams Lake CA	0.0 a	0.0 a	8.8 a	3.6 c	13.8 a	10.9 a	13.2 a	14.6 a	11.9 a	8.7 b
British Columbia 10,000+	1.7 a	1.5 a	2.5 a	2.2 a	3.1 a	3.0 a	4.0 a	2.8 a	2.7 a	2.4 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

### 1.1.2 Private Apartment Average Rents (\$) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Abbotsford CMA	546	560	655	663	785	800	875	921	716	729
Campbell River CA	490	519	588	608	696	707	795	824	654	670
Chilliwack CA	487	496	604	608	743	768	771	753	662	674
Courtenay CA	538	543	639	644	772	785	731	740	714	723
Cranbrook CA	523	432	583	600	705	721	794	817	664	678
Dawson Creek CA	621	629	714	734	936	961	1,033	1,087	799	821
Duncan CA	517	529	616	624	715	733	896	829	655	668
Fort St. John CA	596	612	706	724	902	928	935	956	817	840
Kamloops CA	602	607	685	694	816	807	1,032	1,058	742	747
Kamloops Zone 1-South Shore	588	592	730	741	875	858	**	**	784	793
Kamloops Zone 2-North Shore	636	633	632	641	758	751	907	925	694	695
Kelowna CMA	587	586	740	736	898	922	1,018	1,061	822	840
Kitimat CA	**	519	467	630	528	703	527	550	508	659
Nanaimo CA	519	538	648	661	789	802	957	955	705	720
Parksville CA	488	520	625	649	718	726	800	893	695	713
Penticton CA	543	534	663	649	783	768	926	921	707	693
Port Alberni CA	447	462	506	520	644	650	762	717	568	575
Powell River CA	429	**	561	561	644	657	783	747	603	611
Prince George CA	502	518	592	604	709	726	794	800	666	678
Prince George Zone 1-Downtown	501	524	591	601	687	694	808	835	629	639
Prince George Zone 2-Outlying	504	506	594	605	719	739	793	793	686	698
Prince Rupert CA	443	439	538	553	645	671	635	637	582	603
Quesnel CA	414	436	501	506	598	614	719	742	560	574
Salmon Arm CA	478	508	621	639	773	776	**	**	697	702
Squamish CA	538	558	702	767	808	846	943	**	777	807
Summerland DM	n/u	n/u	n/s	**	**	**	n/s	n/s	**	**
Terrace CA	506	526	559	560	640	646	803	788	625	627
Vancouver CMA	811	839	940	964	1,195	1,237	1,420	1,463	995	1,027
Vernon CA	512	514	638	635	788	773	827	814	714	703
Victoria CMA	665	676	806	819	1,024	1,045	1,223	1,244	864	879
Williams Lake CA	443	412	569	580	668	681	774	777	638	651
<b>British Columbia 10,000+</b>	<b>753</b>	<b>776</b>	<b>871</b>	<b>891</b>	<b>1,019</b>	<b>1,050</b>	<b>1,178</b>	<b>1,210</b>	<b>911</b>	<b>938</b>

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ( $0 \leq cv \leq 2.5$ ), b - Very good ( $2.5 < cv \leq 5$ ), c - Good ( $5 < cv \leq 7.5$ ), d - Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

### 1.1.3 Number of Private Apartment Units in the Universe by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Abbotsford CMA	117	122	1,741	1,747	1,831	1,836	37	36	3,726	3,741
Campbell River CA	38	35	365	367	584	601	46	39	1,033	1,042
Chilliwack CA	110	110	1,428	1,446	1,200	1,217	60	62	2,798	2,835
Courtenay CA	138	139	495	477	1,037	1,018	118	113	1,788	1,747
Cranbrook CA	14	13	309	309	508	512	46	45	877	879
Dawson Creek CA	74	73	426	427	313	315	29	27	842	842
Duncan CA	66	67	665	660	529	513	21	34	1,281	1,274
Fort St. John CA	75	73	596	582	931	916	29	27	1,631	1,598
Kamloops CA	167	167	1,598	1,607	1,373	1,361	47	48	3,185	3,183
Kamloops Zone 1-South Shore	118	118	872	874	674	675	24	24	1,688	1,691
Kamloops Zone 2-North Shore	49	49	726	733	699	686	23	24	1,497	1,492
Kelowna CMA	133	145	1,742	1,740	1,923	2,037	121	137	3,919	4,059
Kitimat CA	9	43	166	176	325	311	27	24	527	554
Nanaimo CA	248	245	1,594	1,615	1,349	1,336	126	128	3,317	3,324
Parksville CA	17	17	95	97	410	417	16	17	538	548
Penticton CA	138	138	995	990	857	850	13	12	2,003	1,990
Port Alberni CA	62	69	470	462	416	403	29	25	977	959
Powell River CA	10	5	298	298	256	251	39	38	603	592
Prince George CA	260	271	1,113	1,084	1,566	1,628	458	386	3,397	3,369
Prince George Zone 1-Downtown	160	172	466	438	484	485	58	58	1,168	1,153
Prince George Zone 2-Outlying	100	99	647	646	1,082	1,143	400	328	2,229	2,216
Prince Rupert CA	63	47	245	229	239	241	61	66	608	583
Quesnel CA	14	13	207	206	291	311	21	19	533	549
Salmon Arm CA	11	11	161	167	184	198	9	9	365	385
Squamish CA	27	27	55	95	103	151	47	28	232	301
Summerland DM	0	0	10	10	21	20	2	2	33	32
Terrace CA	29	30	121	121	218	210	46	44	414	405
Vancouver CMA	11,645	11,625	65,637	65,757	24,935	25,068	2,240	2,231	104,457	104,681
Vernon CA	84	79	719	703	737	694	120	118	1,660	1,594
Victoria CMA	2,549	2,547	13,147	13,195	7,123	7,114	417	431	23,236	23,287
Williams Lake CA	13	11	182	193	348	358	38	41	581	603
<b>British Columbia 10,000+</b>	<b>16,111</b>	<b>16,122</b>	<b>94,580</b>	<b>94,760</b>	<b>49,607</b>	<b>49,887</b>	<b>4,263</b>	<b>4,187</b>	<b>164,561</b>	<b>164,956</b>

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details



### 1.1.4 Private Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Abbotsford CMA	5.1 a	9.0 a	8.2 a	8.8 a	7.4 a	6.3 a	2.8 c	**	7.7 a	7.5 a
Campbell River CA	5.3 a	8.6 a	13.2 a	6.0 a	8.2 a	9.7 a	8.7 a	2.6 a	9.9 a	8.1 a
Chilliwack CA	13.7 a	2.7 a	9.8 a	6.9 a	7.6 a	5.9 a	1.7 a	3.2 a	8.8 a	6.2 a
Courtenay CA	6.5 a	2.2 a	4.0 a	2.7 a	4.2 a	5.2 a	5.1 a	3.5 a	4.4 a	4.2 a
Cranbrook CA	**	23.1 a	6.6 a	7.8 a	5.5 a	8.4 a	0.0 a	2.2 a	5.5 a	8.1 a
Dawson Creek CA	2.7 a	0.0 a	2.3 a	1.2 a	1.6 a	1.9 a	6.9 a	11.1 a	2.3 a	1.7 a
Duncan CA	3.0 a	3.0 a	4.8 a	7.4 a	4.5 a	9.6 a	9.5 a	11.8 a	4.7 a	8.2 a
Fort St. John CA	12.0 a	4.0 a	11.9 a	8.7 a	10.1 a	7.5 a	3.4 a	3.9 a	10.7 a	7.7 a
Kamloops CA	12.0 a	**	3.3 a	4.5 a	2.8 a	3.4 a	4.3 a	1.8 a	3.5 a	3.9 a
Kamloops Zone 1-South Shore	4.2 a	**	1.8 a	2.1 a	1.9 a	2.7 a	**	**	2.1 a	2.4 a
Kamloops Zone 2-North Shore	30.6 a	2.0 a	5.1 a	7.4 a	3.6 a	4.1 a	4.3 a	0.0 a	5.2 a	5.6 a
Kelowna CMA	5.3 a	3.7 c	3.9 a	3.1 a	4.9 a	4.7 a	4.2 a	3.9 a	4.5 a	4.0 a
Kitimat CA	**	9.3 a	27.1 a	6.3 a	31.1 a	1.9 a	14.8 a	4.2 a	29.0 a	4.0 a
Nanaimo CA	3.6 a	9.0 a	3.6 a	6.3 a	6.3 a	8.3 a	1.7 c	5.5 a	4.6 a	7.3 a
Parksville CA	0.0 a	5.9 a	1.1 a	0.0 a	1.7 a	3.4 a	0.0 a	0.0 a	1.5 a	2.7 a
Penticton CA	2.9 a	3.0 a	6.2 a	4.8 a	4.6 a	5.6 a	7.6 a	16.7 a	5.3 a	5.1 a
Port Alberni CA	1.6 a	5.8 a	8.3 a	9.5 a	5.0 a	6.8 a	10.3 a	0.0 a	6.6 a	7.9 a
Powell River CA	**	**	6.2 a	3.7 a	3.2 a	7.5 a	2.9 a	7.9 a	4.8 a	5.6 a
Prince George CA	10.9 a	7.8 a	8.9 a	7.5 a	6.8 a	6.7 a	10.7 a	6.4 a	8.4 a	7.0 a
Prince George Zone 1-Downtown	12.7 c	8.8 a	11.9 a	10.3 c	8.8 a	6.8 a	3.6 a	3.6 a	10.3 a	8.3 a
Prince George Zone 2-Outlying	8.0 a	6.1 a	6.8 a	5.7 a	5.9 a	6.6 a	11.8 a	7.0 a	7.3 a	6.4 a
Prince Rupert CA	**	4.3 a	9.6 a	8.6 a	16.0 a	28.5 a	8.5 a	12.7 c	12.0 a	17.0 a
Quesnel CA	0.0 a	7.7 a	6.3 a	10.2 a	18.2 a	10.3 a	0.0 a	5.3 a	12.4 a	10.0 a
Salmon Arm CA	9.1 a	18.3 a	5.0 a	6.1 a	4.3 a	4.3 a	0.0 a	11.1 a	4.7 a	5.7 a
Squamish CA	0.0 a	3.7 a	10.9 a	30.5 a	3.9 a	25.2 a	4.3 a	7.1 a	5.2 a	23.3 a
Summerland DM	n/u	n/u	n/s	**	14.3 a	5.0 a	**	**	13.0 a	3.1 a
Terrace CA	3.4 a	13.3 a	3.3 a	5.0 a	14.2 a	3.8 a	21.7 a	4.5 a	11.1 a	4.9 a
Vancouver CMA	2.0 a	1.6 a	2.7 a	2.2 a	2.9 a	2.3 a	3.6 a	2.3 a	2.7 a	2.1 a
Vernon CA	11.9 a	6.5 a	5.9 a	6.8 a	7.6 a	10.2 a	6.7 a	10.2 a	7.0 a	8.5 a
Victoria CMA	2.1 a	3.1 a	2.9 a	3.7 a	2.4 a	2.7 a	1.7 a	2.2 a	2.6 a	3.3 a
Williams Lake CA	0.0 a	0.0 a	9.3 a	3.6 a	14.1 a	12.2 a	13.2 a	14.6 a	12.2 a	9.5 a
British Columbia 10,000+	2.6 a	2.4 a	3.3 a	3.1 a	4.3 a	3.9 a	4.7 a	3.7 a	3.6 a	3.3 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

### 1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to	Oct-10 to	Oct-09 to	Oct-10 to	Oct-09 to	Oct-10 to	Oct-09 to	Oct-10 to	Oct-09 to	Oct-10 to
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Abbotsford CMA	++	2.2 a	1.5 a	1.3 a	0.6 a	2.6 a	2.3 c	**	1.1 a	1.9 a
Campbell River CA	7.9 a	7.0 a	4.9 b	2.3 b	2.2 a	2.2 b	1.7 a	3.0 a	3.0 a	2.3 b
Chilliwack CA	-1.4 d	1.4 a	++	0.5 a	-1.4 a	1.7 a	-1.4 d	0.8 a	-0.8 a	1.2 a
Courtenay CA	1.6 a	2.0 a	3.3 b	1.7 b	2.9 a	2.0 a	-0.3 a	1.8 a	2.4 a	1.8 a
Cranbrook CA	4.1 d	**	3.6 a	3.2 b	5.3 a	3.1 a	4.0 c	1.4 a	5.1 a	2.6 a
Dawson Creek CA	3.7 d	++	2.8 a	2.0 c	7.7 a	3.0 b	8.3 a	4.5 a	5.0 a	2.5 b
Duncan CA	-1.2 a	3.7 a	4.3 a	1.7 a	4.1 b	2.4 a	-3.8 d	++	4.2 a	1.8 a
Fort St. John CA	1.0 a	2.9 a	-0.2 b	2.7 a	-1.5 a	2.7 a	-5.2 c	++	-1.1 a	3.1 a
Kamloops CA	++	3.4 d	0.7 a	1.7 b	-0.3 b	-0.5 b	6.4 b	-1.9 a	++	0.5 b
Kamloops Zone 1-South Shore	0.7 a	4.2 d	1.2 a	1.7 c	-0.4 a	++	**	**	0.4 a	++
Kamloops Zone 2-North Shore	++	2.0 a	++	1.7 a	++	-1.3 a	6.2 c	-3.0 a	++	0.4 a
Kelowna CMA	2.3 c	-1.9 c	0.9 d	++	++	-0.5 b	++	-1.6 c	++	-0.6 b
Kitimat CA	**	**	3.5 a	28.1 a	7.3 a	29.7 a	7.6 a	11.3 a	6.8 a	28.0 a
Nanaimo CA	1.9 a	2.6 a	2.6 a	1.7 a	3.4 b	1.3 a	4.7 c	++	2.7 a	1.4 a
Parksville CA	1.4 a	4.3 a	++	1.8 a	1.6 a	2.0 a	++	++	1.4 a	1.5 a
Penticton CA	5.4 b	-1.2 d	5.1 b	-0.9 d	3.1 b	-1.3 a	-0.5 b	-0.8 a	4.0 b	-1.4 a
Port Alberni CA	2.4 c	5.9 c	2.5 b	2.7 a	3.6 c	1.1 a	**	-0.6 a	3.1 b	1.9 a
Powell River CA	-4.3 d	**	4.7 b	-0.8 a	++	0.9 a	8.1 a	-2.9 a	3.4 c	++
Prince George CA	++	2.3 a	-1.1 a	2.6 a	++	2.6 a	0.2 b	2.2 a	-0.5 a	2.3 a
Prince George Zone 1-Downtown	-1.4 a	3.0 a	-3.0 b	3.1 b	-0.7 a	1.9 b	++	1.7 c	-1.6 a	3.0 a
Prince George Zone 2-Outlying	1.0 a	1.8 a	++	2.3 a	++	2.9 a	-0.1 a	2.3 a	++	2.0 a
Prince Rupert CA	0.9 d	**	-2.8 c	4.4 c	-1.4 d	3.0 a	-1.3 a	-1.3 a	-2.0 c	3.3 c
Quesnel CA	7.3 a	3.5 a	1.9 a	++	-0.8 a	2.8 b	**	4.3 a	-1.0 a	2.3 b
Salmon Arm CA	4.9 a	1.5 a	3.4 b	4.2 a	4.6 a	1.4 d	**	**	3.9 b	2.8 b
Squamish CA	0.8 a	7.2 a	-1.5 b	3.5 c	-6.2 a	++	-6.7 a	**	-4.0 a	++
Summerland DM	n/u	n/u	n/s	n/s	**	**	n/s	n/s	**	**
Terrace CA	2.3 a	1.8 b	4.2 a	1.3 a	2.4 a	0.6 a	2.8 a	0.7 a	2.4 a	0.9 a
Vancouver CMA	3.0 a	2.2 a	2.6 a	2.3 a	3.1 a	2.4 a	2.7 b	2.6 a	2.6 a	2.3 a
Vernon CA	1.7 c	++	0.8 d	-1.2 a	0.7 a	-1.1 a	++	++	1.5 b	-0.7 a
Victoria CMA	3.8 b	3.3 b	2.3 a	1.6 a	2.6 a	2.4 a	**	4.2 d	2.4 a	1.8 a
Williams Lake CA	9.6 a	6.9 a	0.7 a	1.6 c	-1.3 a	2.0 a	-2.4 a	2.0 a	-0.4 a	2.0 b
British Columbia 10,000+	2.9 a	2.4 a	2.3 a	2.1 a	2.6 a	2.2 a	2.3 b	2.5 a	2.3 a	2.0 a

<sup>1</sup>The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

**2.1.1 Private Row (Townhouse) Vacancy Rates (%)**  
by Bedroom Type  
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Abbotsford CMA	n/u	n/u	**	**	**	**	16.8 a	3.7 c	8.2 a	2.9 a
Campbell River CA	**	**	6.7 a	6.7 a	1.4 a	10.2 a	3.6 a	3.3 a	3.1 a	6.8 a
Chilliwack CA	**	**	**	**	2.0 a	8.2 a	14.3 a	6.0 a	6.4 a	6.3 a
Courtenay CA	n/u	n/u	n/u	n/u	5.7 a	6.6 a	1.5 a	0.0 a	4.0 a	4.0 a
Cranbrook CA	**	**	5.9 a	5.9 a	3.0 a	11.8 a	4.1 a	2.0 a	3.8 a	5.9 a
Dawson Creek CA	n/u	n/u	**	**	3.3 a	2.3 a	2.9 a	0.9 a	3.0 a	1.5 a
Duncan CA	n/u	n/u	10.0 a	6.7 a	10.0 a	3.1 a	1.4 a	12.7 a	6.9 a	7.9 a
Fort St. John CA	n/u	n/u	**	3.4 a	7.6 c	4.0 c	6.1 b	1.0 a	6.1 b	2.7 a
Kamloops CA	**	**	4.0 a	8.3 a	2.1 a	3.1 a	3.1 a	4.7 a	2.7 a	4.4 a
Kamloops Zone 1-South Shore	n/u	n/u	**	**	1.5 a	4.1 a	3.5 a	6.1 a	2.8 a	5.4 a
Kamloops Zone 2-North Shore	**	**	0.0 a	4.8 a	3.6 a	1.4 a	2.7 a	3.3 a	2.6 a	3.3 a
Kelowna CMA	n/u	n/u	0.0 a	12.5 a	3.1 a	4.6 b	2.2 a	2.3 a	2.7 a	4.6 b
Kitimat CA	n/u	n/u	n/u	n/u	27.3 d	6.8 a	37.9 a	14.6 a	34.5 a	11.9 a
Nanaimo CA	**	**	0.0 a	10.5 a	3.8 a	9.6 a	8.1 a	8.2 a	4.6 a	9.5 a
Parksville CA	n/u	n/u	**	**	**	**	**	**	**	**
Penticton CA	**	**	7.1 a	**	2.6 a	12.1 a	7.1 a	8.3 a	4.6 a	9.5 a
Port Alberni CA	**	**	5.9 a	**	5.4 a	0.0 a	6.3 a	9.2 a	6.7 a	10.3 a
Powell River CA	n/u	n/u	**	**	**	**	**	**	3.4 a	25.9 a
Prince George CA	**	**	8.8 a	3.7 a	8.7 a	2.5 c	3.1 c	3.3 a	5.8 b	3.1 b
Prince George Zone 1-Downtown	**	**	**	**	8.0 a	0.0 c	3.2 d	4.5 a	5.8 c	3.9 b
Prince George Zone 2-Outlying	n/u	n/u	**	**	9.5 a	4.1 c	3.1 a	2.0 a	5.7 a	2.4 a
Prince Rupert CA	n/u	n/u	**	**	**	**	**	18.1 a	**	16.0 a
Quesnel CA	n/u	n/u	**	18.3 a	3.4 c	9.9 a	6.1 a	4.0 c	5.3 a	6.0 b
Salmon Arm CA	n/u	n/u	**	**	11.8 a	0.0 a	**	**	8.7 a	4.3 a
Squamish CA	n/u	n/u	n/u	n/u	**	**	0.0 a	2.9 a	0.0 a	2.3 a
Summerland DM	**	**	2.9 a	3.0 a	8.1 a	10.0 a	**	**	5.4 a	6.7 a
Terrace CA	n/u	n/u	**	**	4.9 a	2.5 a	**	0.0 a	2.7 b	1.3 a
Vancouver CMA	0.0 a	0.0 a	3.6 d	2.0 c	2.2 a	2.1 b	1.7 a	2.7 a	1.9 a	2.5 a
Vernon CA	**	**	3.2 a	9.9 b	4.0 a	8.9 a	2.4 a	5.0 b	3.0 a	8.5 a
Victoria CMA	**	**	2.7 b	1.8 b	1.0 a	1.5 b	2.1 a	4.1 a	1.8 a	2.9 a
Williams Lake CA	**	n/u	20.0 a	25.0 a	8.8 a	1.8 a	1.9 a	4.9 a	5.1 a	5.3 a
<b>British Columbia 10,000+</b>	<b>1.9 a</b>	<b>5.7 a</b>	<b>4.6 a</b>	<b>5.5 a</b>	<b>3.8 a</b>	<b>4.5 a</b>	<b>4.1 a</b>	<b>3.9 a</b>	<b>4.0 a</b>	<b>4.3 a</b>

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

### 2.1.2 Private Row (Townhouse) Average Rents (\$) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Abbotsford CMA	n/u	n/u	**	**	**	**	1,235 a	1,119 a	963 a	890 a
Campbell River CA	**	**	565 a	572 a	693 a	709 a	950 a	957 a	796 a	804 a
Chilliwack CA	**	**	**	**	721 a	740 a	1,005 a	891 a	787 a	762 a
Courtenay CA	n/u	n/u	n/u	n/u	725 a	738 a	848 a	864 a	776 a	791 a
Cranbrook CA	**	**	607 a	620 a	715 a	747 a	809 a	848 a	755 a	788 a
Dawson Creek CA	n/u	n/u	**	**	989 a	1,016 a	1,062 a	1,077 a	1,021 a	1,042 a
Duncan CA	n/u	n/u	656 b	628 a	722 a	754 a	928 a	951 a	776 a	793 a
Fort St. John CA	n/u	n/u	655 a	652 a	966 a	992 a	1,059 a	1,080 a	966 a	987 a
Kamloops CA	**	**	591 a	565 a	915 a	914 a	1,078 a	1,104 a	988 a	994 a
Kamloops Zone 1-South Shore	n/u	n/u	**	**	950 a	973 a	1,254 a	1,228 a	1,076 a	1,098 a
Kamloops Zone 2-North Shore	**	**	597 b	553 a	810 a	813 a	955 a	982 a	890 a	878 a
Kelowna CMA	n/u	n/u	650 a	642 a	861 a	862 a	1,066 a	1,080 a	892 a	890 a
Kitimat CA	n/u	n/u	n/u	n/u	545 a	603 a	601 a	695 a	583 a	663 a
Nanaimo CA	**	**	659 a	656 a	816 a	841 a	973 a	978 a	838 a	853 a
Parksville CA	n/u	n/u	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	766 c	791 a	1,067 a	1,073 a	924 c	950 a
Port Alberni CA	**	**	471 b	**	712 a	695 a	770 a	759 a	721 a	717 a
Powell River CA	n/u	n/u	**	**	**	**	**	**	669 a	675 a
Prince George CA	**	**	721 a	716 a	691 a	808 a	866 a	868 a	786 a	824 a
Prince George Zone 1-Downtown	**	**	**	**	677 a	644 a	716 b	725 a	677 a	683 a
Prince George Zone 2-Outlying	n/u	n/u	**	**	710 a	905 a	1,027 a	1,028 a	904 a	946 a
Prince Rupert CA	n/u	n/u	**	**	**	**	666 a	724 a	653 a	690 a
Quesnel CA	n/u	n/u	437 a	430 a	569 b	551 a	633 a	653 a	612 a	625 a
Salmon Arm CA	n/u	n/u	**	**	**	**	**	**	795 a	802 a
Squamish CA	n/u	n/u	n/u	n/u	**	**	774 a	871 a	764 a	853 a
Summerland DM	**	**	545 a	555 a	715 a	707 a	**	**	635 a	644 a
Terrace CA	n/u	n/u	**	**	618 a	621 a	763 b	719 a	673 a	658 a
Vancouver CMA	979 a	1,099 a	937 a	973 a	1,396 a	1,420 a	1,400 a	1,424 a	1,374 a	1,401 a
Vernon CA	**	**	576 a	627 a	782 a	785 a	890 a	960 a	752 a	786 a
Victoria CMA	**	**	733 a	745 a	1,041 a	1,075 a	1,529 a	1,518 a	1,241 a	1,245 a
Williams Lake CA	n/u	n/u	454 a	456 a	680 a	678 a	755 a	794 a	713 a	734 a
British Columbia 10,000+	788 a	880 a	677 a	686 a	977 a	987 a	1,169 a	1,188 a	1,051 a	1,066 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ( $0 \leq cv \leq 2.5$ ), b - Very good ( $2.5 < cv \leq 5$ ), c - Good ( $5 < cv \leq 7.5$ ), d - Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

### 2.1.3 Number of Private Row (Townhouse) Units in the Universe by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Abbotsford CMA	0	0	44	44	116	116	107	85	267	245
Campbell River CA	2	2	45	45	138	137	165	153	350	337
Chilliwack CA	1	1	25	25	98	98	63	50	187	174
Courtenay CA	0	0	0	0	194	197	133	132	327	329
Cranbrook CA	2	2	17	17	67	68	97	98	183	185
Dawson Creek CA	0	0	3	3	90	87	105	106	198	196
Duncan CA	0	0	60	60	70	64	72	79	202	203
Fort St. John CA	0	0	60	59	239	230	202	204	501	493
Kamloops CA	2	2	25	24	187	193	262	236	476	455
Kamloops Zone 1-South Shore	0	0	4	3	131	122	114	115	249	240
Kamloops Zone 2-North Shore	2	2	21	21	56	71	148	121	227	215
Kelowna CMA	0	0	25	24	291	291	89	85	405	400
Kitimat CA	0	0	0	0	46	44	97	82	143	126
Nanaimo CA	6	6	19	19	130	136	62	61	217	222
Parksville CA	0	0	22	21	18	18	3	3	43	42
Penticton CA	2	2	14	4	116	58	84	84	216	148
Port Alberni CA	1	1	17	10	37	30	95	76	150	117
Powell River CA	0	0	5	4	13	13	11	10	29	27
Prince George CA	7	4	57	55	91	127	209	214	364	400
Prince George Zone 1-Downtown	7	4	20	20	49	50	112	112	188	186
Prince George Zone 2-Outlying	0	0	37	35	42	77	97	102	176	214
Prince Rupert CA	0	0	8	8	9	9	85	83	102	100
Quesnel CA	0	0	11	11	31	30	136	137	178	178
Salmon Arm CA	0	0	2	2	17	17	4	4	23	23
Squamish CA	0	0	0	0	10	10	34	34	44	44
Summerland DM	1	1	35	33	37	40	1	1	74	75
Terrace CA	0	0	4	4	81	81	69	68	154	153
Vancouver CMA	63	60	112	108	928	941	2,027	2,016	3,130	3,125
Vernon CA	3	3	62	62	50	55	83	80	198	200
Victoria CMA	17	18	116	114	205	205	378	363	716	700
Williams Lake CA	1	0	10	12	57	57	107	102	175	171
<b>British Columbia 10,000+</b>	<b>108</b>	<b>102</b>	<b>798</b>	<b>768</b>	<b>3,366</b>	<b>3,352</b>	<b>4,780</b>	<b>4,646</b>	<b>9,052</b>	<b>8,860</b>

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details



### 2.1.4 Private Row (Townhouse) Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Abbotsford CMA	n/u	n/u	**	**	**	**	16.8 a	5.0 b	8.2 a	5.6 a
Campbell River CA	**	**	6.7 a	6.7 a	2.9 a	10.2 a	3.6 a	3.3 a	3.7 a	6.8 a
Chilliwack CA	**	**	**	**	2.0 a	11.2 a	15.9 a	6.0 a	7.5 a	8.0 a
Courtenay CA	n/u	n/u	n/u	n/u	6.7 a	8.6 a	2.3 a	0.0 a	4.9 a	5.2 a
Cranbrook CA	**	**	5.9 a	5.9 a	4.5 a	11.8 a	4.1 a	3.1 a	4.4 a	6.5 a
Dawson Creek CA	n/u	n/u	**	**	3.3 a	2.3 a	2.9 a	0.9 a	3.0 a	1.5 a
Duncan CA	n/u	n/u	15.0 a	8.3 a	14.3 a	9.4 a	2.8 a	12.7 a	10.4 a	10.3 a
Fort St. John CA	n/u	n/u	**	6.8 a	8.4 c	4.5 c	6.1 b	1.9 a	6.4 b	3.7 b
Kamloops CA	**	**	4.0 a	8.3 a	2.7 a	4.7 a	4.6 a	6.4 a	3.8 a	5.9 a
Kamloops Zone 1-South Shore	n/u	n/u	**	**	1.5 a	5.7 a	5.3 a	7.0 a	3.6 a	6.7 a
Kamloops Zone 2-North Shore	**	**	0.0 a	4.8 a	5.4 a	2.8 a	4.1 a	5.8 a	4.0 a	5.1 a
Kelowna CMA	n/u	n/u	0.0 a	12.5 a	4.8 a	4.6 b	2.2 a	2.3 a	4.0 a	4.6 b
Kitimat CA	n/u	n/u	n/u	n/u	27.3 d	9.1 a	37.9 a	14.6 a	34.5 a	12.7 a
Nanaimo CA	**	**	0.0 a	10.5 a	3.8 a	11.0 a	8.1 a	8.2 a	4.6 a	10.4 a
Parksville CA	n/u	n/u	**	**	**	**	**	**	**	**
Penticton CA	**	**	7.1 a	**	2.6 a	12.1 a	7.1 a	8.3 a	4.6 a	9.5 a
Port Alberni CA	**	**	11.8 a	**	5.4 a	0.0 a	6.3 a	9.2 a	7.3 a	10.3 a
Powell River CA	n/u	n/u	**	**	**	**	**	**	3.4 a	29.6 a
Prince George CA	**	**	10.7 a	5.5 a	10.9 a	4.2 c	3.6 c	8.9 a	6.9 b	6.9 a
Prince George Zone 1-Downtown	**	**	**	**	10.1 a	**	3.2 d	11.7 a	7.0 c	9.4 b
Prince George Zone 2-Outlying	n/u	n/u	**	**	11.9 a	5.4 c	4.1 a	5.9 a	6.8 a	4.8 b
Prince Rupert CA	n/u	n/u	**	**	**	**	23.6 d	24.1 a	**	21.0 a
Quesnel CA	n/u	n/u	**	18.3 a	3.4 d	9.9 a	7.5 a	6.4 c	7.6 a	7.8 b
Salmon Arm CA	n/u	n/u	**	**	11.8 a	0.0 a	**	**	8.7 a	4.3 a
Squamish CA	n/u	n/u	n/u	n/u	**	**	0.0 a	2.9 a	0.0 a	2.3 a
Summerland DM	**	**	2.9 a	3.0 a	8.1 a	10.0 a	**	**	5.4 a	6.7 a
Terrace CA	n/u	n/u	**	**	4.9 a	7.4 a	**	1.5 a	2.7 b	4.6 a
Vancouver CMA	0.0 a	0.0 a	3.6 d	2.9 b	2.2 a	2.7 b	2.5 a	3.4 b	2.4 a	3.1 a
Vernon CA	**	**	4.8 a	11.6 c	6.0 a	8.9 a	8.4 a	6.2 b	6.6 a	9.5 a
Victoria CMA	**	**	2.7 b	2.7 b	2.9 a	2.0 a	2.6 a	5.2 a	2.7 a	3.7 a
Williams Lake CA	**	n/u	20.0 a	25.0 a	12.3 a	1.8 a	1.9 a	4.9 a	6.3 a	5.3 a
<b>British Columbia 10,000+</b>	<b>1.9 a</b>	<b>5.7 a</b>	<b>5.7 a</b>	<b>6.6 a</b>	<b>4.5 a</b>	<b>5.6 a</b>	<b>4.9 a</b>	<b>5.0 a</b>	<b>4.8 a</b>	<b>5.3 a</b>

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

### 2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Abbotsford CMA	n/u	n/u	**	**	**	**	4.5 c	-5.5 c	6.6 b	-3.6 b
Campbell River CA	**	**	2.7 a	3.3 d	0.3 b	1.8 a	1.3 a	2.3 a	1.2 a	2.1 a
Chilliwack CA	**	**	**	**	1.3 a	++	1.9 a	-5.8 a	1.7 b	**
Courtenay CA	n/u	n/u	n/u	n/u	1.4 a	1.9 a	1.2 a	4.3 b	1.1 a	1.9 a
Cranbrook CA	**	**	2.6 c	1.9 c	3.2 b	2.6 c	6.0 c	1.6 c	4.4 b	2.1 b
Dawson Creek CA	n/u	n/u	**	**	5.2 b	**	1.2 d	++	2.4 c	1.5 d
Duncan CA	n/u	n/u	**	++	2.3 a	4.3 a	-0.6 b	3.0 b	4.1 c	2.7 a
Fort St. John CA	n/u	n/u	-1.6 a	-0.8 a	++	3.3 c	-0.6 a	2.4 b	-0.9 a	2.3 b
Kamloops CA	**	**	++	++	2.2 b	0.9 d	++	++	0.7 b	1.7 b
Kamloops Zone 1-South Shore	n/u	n/u	**	n/s	2.4 b	0.7 b	++	1.2 d	++	1.2 a
Kamloops Zone 2-North Shore	**	**	++	++	++	++	++	-0.1 a	1.6 c	2.2 b
Kelowna CMA	n/u	n/u	++	-2.0 c	++	0.5 b	**	3.1 d	++	1.1 a
Kitimat CA	n/u	n/u	n/u	n/u	3.8 d	**	++	13.4 d	++	14.5 d
Nanaimo CA	**	**	++	-1.4 a	0.6 b	2.4 c	2.4 a	2.5 a	2.5 b	2.1 b
Parksville CA	n/u	n/u	**	**	**	**	n/s	**	**	**
Penticton CA	**	**	**	**	++	2.7 b	0.9 a	0.9 a	++	1.7 b
Port Alberni CA	**	**	**	**	**	-0.7 a	2.4 b	-1.8 a	3.1 b	-1.0 a
Powell River CA	n/u	n/u	**	**	**	**	**	**	**	0.6 a
Prince George CA	**	**	2.7 a	-0.9 a	3.5 c	++	3.5 d	++	3.3 c	**
Prince George Zone 1-Downtown	**	**	**	**	++	++	++	1.2 d	2.2 c	++
Prince George Zone 2-Outlying	n/u	n/u	**	**	8.3 a	5.5 d	++	-1.8 c	4.5 c	++
Prince Rupert CA	n/u	n/u	**	**	**	**	-8.6 b	8.3 c	-7.4 c	**
Quesnel CA	n/u	n/u	5.6 d	++	5.8 d	**	3.1 d	3.2 d	4.2 c	3.4 d
Salmon Arm CA	n/u	n/u	**	**	**	**	**	**	10.0 c	++
Squamish CA	n/u	n/u	n/u	n/u	**	**	**	5.8 c	**	5.6 c
Summerland DM	**	**	5.4 a	2.1 a	3.7 d	++	**	**	3.6 c	1.1 a
Terrace CA	n/u	n/u	**	**	1.4 a	1.8 c	**	**	8.9 c	**
Vancouver CMA	4.6 b	3.8 b	2.0 c	**	3.9 d	**	++	2.9 a	1.1 a	2.8 a
Vernon CA	**	**	++	2.5 a	-0.1 a	1.3 d	++	**	++	3.9 c
Victoria CMA	**	**	3.1 c	4.3 d	6.0 a	2.0 b	2.4 a	1.0 a	3.9 a	1.2 a
Williams Lake CA	n/u	n/u	**	2.8 a	2.5 c	-7.7 a	-2.7 a	4.0 a	++	2.4 a
British Columbia 10,000+	2.6 a	2.3 a	2.8 a	1.1 a	3.3 b	1.3 a	0.7 a	2.3 a	1.7 a	2.1 a

<sup>1</sup>The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

### 3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Abbotsford CMA	3.4 a	8.2 a	7.3 a	7.7 a	5.8 a	5.5 a	13.4 c	2.7 b	6.7 a	6.5 a
Campbell River CA	5.0 a	10.8 a	11.0 a	5.1 a	5.7 a	8.8 a	3.8 a	2.6 a	6.9 a	6.9 a
Chilliwack CA	10.8 a	1.8 a	7.5 a	4.2 a	4.7 a	4.1 a	7.3 a	2.7 a	6.4 a	4.0 a
Courtenay CA	4.3 a	2.2 a	4.0 a	1.7 a	3.7 a	4.7 a	3.2 a	1.6 a	3.8 a	3.5 a
Cranbrook CA	0.0 c	20.0 a	6.5 a	7.1 a	5.0 a	8.4 a	2.8 a	1.4 a	5.1 a	7.2 a
Dawson Creek CA	2.7 a	0.0 a	2.3 a	1.2 a	2.0 a	1.7 a	3.7 a	2.3 a	2.4 a	1.4 a
Duncan CA	3.0 a	1.5 a	3.9 a	5.6 a	4.5 a	7.3 a	3.2 a	12.4 a	4.0 a	6.6 a
Fort St. John CA	10.7 a	4.0 a	10.8 a	6.8 a	9.4 a	5.1 a	5.7 b	0.9 a	9.5 a	5.1 a
Kamloops CA	11.2 a	1.5 a	2.4 a	3.7 b	1.8 a	2.4 a	3.2 a	4.1 a	2.6 a	3.1 a
Kamloops Zone 1-South Shore	4.2 a	0.0 c	1.1 a	1.1 a	1.1 a	2.0 a	3.6 a	5.4 a	1.5 a	1.8 a
Kamloops Zone 2-North Shore	27.5 a	3.9 a	3.9 a	6.5 a	2.5 a	2.9 a	2.9 a	2.8 a	3.9 a	4.5 a
Kelowna CMA	3.8 a	3.0 b	2.7 a	2.2 a	3.9 a	3.9 a	3.4 a	2.8 a	3.4 a	3.1 a
Kitimat CA	**	9.3 a	27.1 a	6.3 a	30.6 a	2.5 a	32.9 a	12.3 a	30.2 a	5.4 a
Nanaimo CA	1.6 a	7.6 a	2.4 a	5.4 a	4.7 a	7.8 a	3.9 b	5.3 a	3.4 a	6.5 a
Parksville CA	0.0 a	5.9 a	1.7 a	1.7 a	1.6 a	2.5 a	0.0 a	10.0 a	1.5 a	2.7 a
Penticton CA	1.4 a	3.0 a	5.7 a	4.7 a	3.2 a	5.4 a	7.2 a	9.4 a	4.4 a	5.1 a
Port Alberni CA	3.2 a	7.1 a	6.2 a	9.1 a	4.6 a	6.1 a	6.5 a	6.9 a	5.4 a	7.5 a
Powell River CA	**	**	5.4 a	4.0 a	1.9 a	7.9 a	2.0 a	10.4 a	3.7 a	6.1 a
Prince George CA	11.0 a	7.4 a	8.2 a	5.7 a	6.2 a	4.1 a	8.3 b	4.4 a	7.5 a	4.9 a
Prince George Zone 1-Downtown	12.7 c	8.1 a	10.8 a	9.4 b	7.0 a	5.1 b	3.3 c	4.2 a	8.7 a	6.9 b
Prince George Zone 2-Outlying	8.0 a	6.1 a	6.4 a	3.3 a	5.8 a	3.6 a	9.9 a	4.4 a	6.9 a	3.8 a
Prince Rupert CA	**	4.3 b	8.5 b	5.1 a	15.1 a	24.3 a	13.2 d	13.6 a	11.8 a	14.0 a
Quesnel CA	0.0 a	0.0 a	5.5 a	9.3 a	15.9 a	9.4 a	5.3 a	4.2 c	10.0 a	8.1 a
Salmon Arm CA	0.0 a	18.3 a	2.5 a	4.2 b	4.5 a	3.4 b	0.0 a	15.4 a	3.4 a	4.6 a
Squamish CA	0.0 a	3.7 a	10.9 a	30.5 a	3.5 a	23.6 a	2.5 a	4.8 a	4.3 a	20.6 a
Summerland DM	**	**	**	2.3 a	10.9 a	8.3 a	**	**	7.8 b	5.6 a
Terrace CA	3.4 a	13.3 a	3.2 a	2.4 a	11.6 a	3.4 a	**	1.8 a	8.8 a	3.4 a
Vancouver CMA	1.2 a	0.9 a	1.9 a	1.4 a	2.1 a	1.5 a	2.1 a	2.2 a	1.9 a	1.4 a
Vernon CA	11.5 a	7.4 a	5.4 a	6.6 a	7.0 a	8.3 a	4.9 a	8.1 a	6.3 a	7.5 a
Victoria CMA	0.8 a	1.7 a	1.7 a	2.5 a	1.2 a	1.7 a	1.6 a	2.4 a	1.5 a	2.1 a
Williams Lake CA	0.0 a	0.0 a	9.4 a	4.9 c	13.1 a	9.6 a	4.8 a	7.7 a	10.3 a	7.9 a
<b>British Columbia 10,000+</b>	<b>1.7 a</b>	<b>1.5 a</b>	<b>2.5 a</b>	<b>2.2 a</b>	<b>3.4 a</b>	<b>3.1 a</b>	<b>4.0 a</b>	<b>3.4 a</b>	<b>2.8 a</b>	<b>2.5 a</b>

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

### 3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Abbotsford CMA	546 a	560 a	657 a	665 a	788 a	801 a	1,153 a	1,068 a	733 a	739 a
Campbell River CA	490 a	518 a	586 a	604 a	696 a	707 a	915 a	930 a	690 a	703 a
Chilliwack CA	487 a	495 a	602 a	607 a	741 a	766 a	892 a	825 a	670 a	600 a
Courtenay CA	538 a	543 a	639 a	644 a	765 a	777 a	791 a	807 a	723 a	733 a
Cranbrook CA	530 b	443 b	584 a	601 a	706 a	724 a	804 a	838 a	679 a	698 a
Dawson Creek CA	621 a	629 a	713 a	733 a	948 a	974 a	1,056 a	1,079 a	841 a	863 a
Duncan CA	517 a	529 a	619 a	624 a	716 a	736 a	921 a	916 a	672 a	685 a
Fort St. John CA	596 a	612 a	701 a	717 a	915 a	940 a	1,044 a	1,065 a	852 a	874 a
Kamloops CA	600 a	603 b	683 a	692 a	827 a	820 a	1,071 a	1,095 a	773 a	778 a
Kamloops Zone 1-South Shore	588 a	592 b	729 a	741 a	887 a	874 a	1,235 a	1,210 a	821 a	831 a
Kamloops Zone 2-North Shore	625 a	622 a	631 a	638 a	761 a	757 a	949 a	973 a	719 a	718 a
Kelowna CMA	587 a	586 a	739 a	734 a	893 a	914 a	1,038 a	1,068 a	829 a	845 a
Kitimat CA	**	519 a	467 a	630 a	530 a	691 a	586 a	663 a	523 a	659 a
Nanaimo CA	520 a	538 a	648 a	661 a	792 a	806 a	962 a	962 a	713 a	728 a
Parksville CA	488 a	520 a	637 a	656 a	726 a	734 a	892 a	923 a	704 a	721 a
Penticton CA	541 a	533 a	663 a	649 a	782 a	770 a	1,048 a	1,054 a	722 a	711 a
Port Alberni CA	448 a	462 a	505 a	520 a	649 a	653 a	768 a	748 a	588 a	591 a
Powell River CA	429 b	**	560 a	560 a	642 a	655 a	787 a	760 a	606 a	614 a
Prince George CA	500 a	517 a	599 a	609 a	708 a	732 a	816 a	824 a	678 a	693 a
Prince George Zone 1-Downtown	497 a	523 a	591 a	601 a	686 a	690 a	748 a	764 a	635 a	645 a
Prince George Zone 2-Outlying	504 a	506 a	605 a	615 a	718 a	749 a	838 a	849 a	702 a	720 a
Prince Rupert CA	443 a	439 a	536 a	546 a	646 a	671 a	653 a	684 a	592 a	616 a
Quesnel CA	414 a	436 a	498 a	502 a	595 a	610 a	644 a	663 a	573 a	586 a
Salmon Arm CA	478 a	508 a	622 a	639 a	774 a	777 a	841 a	**	703 a	708 a
Squamish CA	538 a	558 a	702 a	767 a	802 a	843 a	867 a	922 a	775 a	812 a
Summerland DM	**	**	545 a	606 a	746 b	721 a	**	**	679 b	669 a
Terrace CA	506 a	526 a	553 a	554 a	634 a	639 a	779 a	746 a	638 a	635 a
Vancouver CMA	811 a	841 a	940 a	964 a	1,202 a	1,243 a	1,410 a	1,445 a	1,006 a	1,037 a
Vernon CA	515 a	518 a	633 a	634 a	788 a	774 a	850 a	867 a	718 a	713 a
Victoria CMA	665 a	676 a	805 a	818 a	1,025 a	1,046 a	1,368 a	1,373 a	876 a	890 a
Williams Lake CA	443 a	412 a	563 a	573 a	670 a	680 a	760 a	789 a	656 a	669 a
<b>British Columbia 10,000+</b>	<b>754 a</b>	<b>776 a</b>	<b>870 a</b>	<b>890 a</b>	<b>1,016 a</b>	<b>1,048 a</b>	<b>1,170 a</b>	<b>1,198 a</b>	<b>918 a</b>	<b>941 a</b>

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ( $0 \leq cv \leq 2.5$ ), b - Very good ( $2.5 < cv \leq 5$ ), c - Good ( $5 < cv \leq 7.5$ ), d - Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

### 3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Abbotsford CMA	117	122	1,785	1,791	1,947	1,952	144	121	3,993	3,986
Campbell River CA	40	37	410	412	722	738	211	192	1,383	1,379
Chilliwack CA	111	111	1,453	1,471	1,298	1,315	123	112	2,985	3,009
Courtenay CA	138	139	495	477	1,231	1,215	251	245	2,115	2,076
Cranbrook CA	16	15	326	326	575	580	143	143	1,060	1,064
Dawson Creek CA	74	73	429	430	403	402	134	133	1,040	1,038
Duncan CA	66	67	725	720	599	577	93	113	1,483	1,477
Fort St. John CA	75	73	656	641	1,170	1,146	231	231	2,132	2,091
Kamloops CA	169	169	1,623	1,631	1,560	1,554	309	284	3,661	3,638
Kamloops Zone 1-South Shore	118	118	876	877	805	797	138	139	1,937	1,931
Kamloops Zone 2-North Shore	51	51	747	754	755	757	171	145	1,724	1,707
Kelowna CMA	133	145	1,767	1,764	2,214	2,328	210	222	4,324	4,459
Kitimat CA	9	43	166	176	371	355	124	106	670	680
Nanaimo CA	254	251	1,613	1,634	1,479	1,472	188	189	3,534	3,546
Parksville CA	17	17	117	118	428	435	19	20	581	590
Penticton CA	140	140	1,009	994	973	908	97	96	2,219	2,138
Port Alberni CA	63	70	487	472	453	433	124	101	1,127	1,076
Powell River CA	10	5	303	302	269	264	50	48	632	619
Prince George CA	267	275	1,170	1,139	1,657	1,755	667	600	3,761	3,769
Prince George Zone 1-Downtown	167	176	486	458	533	535	170	170	1,356	1,339
Prince George Zone 2-Outlying	100	99	684	681	1,124	1,220	497	430	2,405	2,430
Prince Rupert CA	63	47	253	237	248	250	146	149	710	683
Quesnel CA	14	13	218	217	322	341	157	156	711	727
Salmon Arm CA	11	11	163	169	201	215	13	13	388	408
Squamish CA	27	27	55	95	113	161	81	62	276	345
Summerland DM	1	1	45	43	58	60	3	3	107	107
Terrace CA	29	30	125	125	299	291	115	112	568	558
Vancouver CMA	11,708	11,685	65,749	65,865	25,863	26,009	4,267	4,247	107,587	107,806
Vernon CA	87	82	781	765	787	749	203	198	1,858	1,794
Victoria CMA	2,566	2,565	13,263	13,309	7,328	7,319	795	794	23,952	23,987
Williams Lake CA	14	11	192	205	405	415	145	143	756	774
<b>British Columbia 10,000+</b>	<b>16,219</b>	<b>16,224</b>	<b>95,378</b>	<b>95,528</b>	<b>52,973</b>	<b>53,239</b>	<b>9,043</b>	<b>8,833</b>	<b>173,613</b>	<b>173,824</b>

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details



### 3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Abbotsford CMA	5.1 a	9.0 a	8.2 a	8.5 a	6.9 a	6.5 a	13.4 c	4.6 b	7.7 a	7.4 a
Campbell River CA	5.0 a	10.8 a	12.4 a	6.1 a	7.2 a	9.8 a	4.7 a	3.1 a	8.3 a	7.8 a
Chilliwack CA	13.5 a	2.7 a	9.8 a	6.8 a	7.2 a	6.3 a	8.9 a	4.5 a	8.7 a	6.3 a
Courtenay CA	6.5 a	2.2 a	4.0 a	2.7 a	4.6 a	5.8 a	3.6 a	1.6 a	4.5 a	4.3 a
Cranbrook CA	0.0 c	20.0 a	6.5 a	7.7 a	5.3 a	8.8 a	2.8 a	2.8 a	5.3 a	7.8 a
Dawson Creek CA	2.7 a	0.0 a	2.3 a	1.2 a	2.0 a	2.0 a	3.7 a	3.0 a	2.4 a	1.6 a
Duncan CA	3.0 a	3.0 a	5.7 a	7.5 a	5.7 a	9.5 a	4.3 a	12.4 a	5.5 a	8.5 a
Fort St. John CA	12.0 a	4.0 a	10.8 a	8.5 a	9.7 a	6.9 a	5.7 b	2.2 a	9.7 a	6.7 a
Kamloops CA	11.8 a	3.5 d	3.3 a	4.6 a	2.8 a	3.5 a	4.5 a	5.5 a	3.6 a	4.2 a
Kamloops Zone 1-South Shore	4.2 a	**	1.9 a	2.2 a	1.9 a	3.1 a	5.1 a	6.1 a	2.3 a	3.0 a
Kamloops Zone 2-North Shore	29.4 a	3.9 a	5.0 a	7.3 a	3.7 a	4.0 a	4.1 a	4.8 a	5.0 a	5.5 a
Kelowna CMA	5.3 a	3.7 c	3.9 a	3.3 a	4.9 a	4.7 a	3.4 a	3.3 a	4.4 a	4.0 a
Kitimat CA	**	9.3 a	27.1 a	6.3 a	30.6 a	2.8 a	32.9 a	12.3 a	30.2 a	5.6 a
Nanaimo CA	3.5 a	9.2 a	3.6 a	6.3 a	6.1 a	8.6 a	3.9 a	6.3 a	4.6 a	7.4 a
Parksville CA	0.0 a	5.9 a	1.7 a	1.7 a	1.6 a	3.4 a	0.0 a	10.0 a	1.5 a	3.4 a
Penticton CA	2.8 a	3.0 a	6.2 a	4.8 a	4.3 a	6.0 a	7.2 a	9.4 a	5.2 a	5.4 a
Port Alberni CA	3.2 a	7.1 a	8.4 a	10.2 a	5.1 a	6.3 a	7.3 a	6.9 a	6.7 a	8.1 a
Powell River CA	**	**	6.1 a	4.3 a	3.0 a	8.3 a	4.3 a	12.5 a	4.7 a	6.6 a
Prince George CA	11.0 a	7.7 a	9.0 a	7.4 a	7.1 a	6.5 a	8.6 a	7.3 a	8.2 a	7.0 a
Prince George Zone 1-Downtown	12.7 c	8.6 a	12.0 a	10.5 c	8.9 a	6.4 b	3.3 c	8.7 a	9.9 a	8.4 a
Prince George Zone 2-Outlying	8.0 a	6.1 a	6.8 a	5.4 a	6.2 a	6.5 a	10.3 a	6.7 a	7.3 a	6.2 a
Prince Rupert CA	**	4.3 b	9.4 b	8.3 a	15.5 a	27.9 a	17.4 d	19.0 a	13.2 a	17.6 a
Quesnel CA	0.0 a	7.7 a	6.9 a	10.6 a	16.9 a	10.3 a	6.5 a	6.3 c	11.2 a	9.5 a
Salmon Arm CA	9.1 a	18.3 a	4.9 a	6.1 a	5.0 a	3.9 b	0.0 a	15.4 a	4.9 a	5.6 a
Squamish CA	0.0 a	3.7 a	10.9 a	30.5 a	3.5 a	23.6 a	2.5 a	4.8 a	4.3 a	20.6 a
Summerland DM	**	**	**	2.3 a	10.9 a	8.3 a	**	**	7.8 b	5.6 a
Terrace CA	3.4 a	13.3 a	3.2 a	4.8 a	11.6 a	4.8 a	**	2.7 a	8.8 a	4.8 a
Vancouver CMA	2.0 a	1.6 a	2.7 a	2.2 a	2.9 a	2.3 a	3.1 a	2.9 a	2.7 a	2.2 a
Vernon CA	11.5 a	8.7 a	5.8 a	7.2 a	7.5 a	10.1 a	7.4 a	8.6 a	6.9 a	8.6 a
Victoria CMA	2.0 a	3.1 a	2.9 a	3.7 a	2.4 a	2.7 a	2.1 a	3.6 b	2.6 a	3.3 a
Williams Lake CA	0.0 a	0.0 a	9.9 a	4.9 c	13.8 a	10.8 a	4.8 a	7.7 a	10.8 a	8.6 a
British Columbia 10,000+	2.6 a	2.4 a	3.4 a	3.1 c	4.3 a	4.0 a	4.9 a	4.4 a	3.7 a	3.4 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

### 3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
	to Oct-10	to Oct-11	to Oct-10	to Oct-11	to Oct-10	to Oct-11	to Oct-10	to Oct-11	to Oct-10	to Oct-11
Abbotsford CMA	++	2.2 a	1.7 a	1.2 a	0.9 a	2.3 a	2.7 b	**	1.5 a	1.6 a
Campbell River CA	8.0 a	6.5 a	4.6 b	2.4 b	1.9 a	2.1 b	1.6 c	2.8 a	2.6 a	2.3 a
Chilliwack CA	-1.3 d	1.4 a	++	0.5 a	-1.3 a	1.6 a	-0.6 b	-0.8 d	-0.6 a	1.0 a
Courtenay CA	1.6 a	2.0 a	3.3 b	1.7 b	2.6 a	2.0 a	++	2.8 a	2.2 a	1.8 a
Cranbrook CA	4.2 d	1.5 d	3.5 a	3.1 b	5.1 a	3.0 a	4.8 b	1.4 a	5.0 a	2.5 a
Dawson Creek CA	3.7 d	++	2.9 a	2.0 c	7.3 a	2.7 b	5.1 b	2.7 b	4.5 a	2.3 b
Duncan CA	-1.2 a	3.7 a	4.7 a	1.5 a	3.9 b	2.6 a	-2.2 b	2.8 c	4.2 a	1.9 a
Fort St. John CA	1.0 a	2.9 a	-0.2 b	2.5 a	-1.0 a	2.8 a	-2.2 a	1.9 b	-1.1 a	2.9 a
Kamloops CA	++	3.4 d	0.7 a	1.7 b	++	++	3.0 c	++	++	0.6 b
Kamloops Zone 1-South Shore	0.7 a	4.2 d	1.2 a	1.7 c	++	++	3.3 d	++	0.4 a	++
Kamloops Zone 2-North Shore	++	2.0 a	++	1.6 a	++	-1.2 a	2.7 b	-1.4 a	++	0.6 a
Kelowna CMA	2.3 c	-1.9 c	0.9 d	++	++	-0.4 b	++	++	++	-0.4 b
Kitimat CA	**	**	3.5 a	28.1 a	6.9 a	27.4 a	4.4 b	12.2 d	5.4 a	25.6 a
Nanaimo CA	1.9 a	2.5 a	2.6 a	1.6 a	3.2 b	1.3 a	4.2 b	++	2.7 a	1.4 a
Parksville CA	1.4 a	4.3 a	++	1.3 a	1.8 a	1.9 a	++	++	1.4 a	1.3 a
Penticton CA	5.4 b	-1.1 d	5.0 c	-0.8 d	2.9 b	-1.1 a	0.5 a	0.4 a	3.8 b	-1.2 a
Port Alberni CA	2.4 c	5.8 c	2.4 b	2.7 a	3.8 b	1.0 a	4.4 c	-1.1 a	3.1 b	1.6 a
Powell River CA	-4.3 d	**	4.6 b	-0.7 a	++	0.9 a	7.8 b	-2.7 a	3.3 c	++
Prince George CA	++	2.3 a	-1.0 a	2.5 a	++	2.5 a	0.7 b	1.7 b	++	2.2 a
Prince George Zone 1-Downtown	-1.3 a	3.0 a	-2.9 a	3.0 b	-0.5 a	1.7 b	++	**	-1.1 a	2.7 a
Prince George Zone 2-Outlying	1.0 a	1.8 a	++	2.2 a	++	3.0 a	0.5 b	1.8 a	0.4 b	1.9 a
Prince Rupert CA	0.9 d	**	-2.8 c	4.3 d	-1.4 d	2.9 b	-4.6 c	2.5 d	-2.8 b	4.0 b
Quesnel CA	7.3 a	3.5 a	2.1 a	++	++	3.0 b	3.6 d	3.7 c	++	2.6 b
Salmon Arm CA	4.9 a	1.5 a	3.4 b	4.1 a	4.9 b	1.3 d	2.5 c	**	4.2 b	2.7 b
Squamish CA	0.8 a	7.2 a	-1.5 b	3.5 c	-5.8 b	++	-5.7 d	**	-3.3 c	++
Summerland DM	**	**	5.4 d	2.1 c	**	++	**	**	5.2 d	++
Terrace CA	2.3 a	1.8 b	4.0 a	1.2 a	2.2 a	0.9 a	7.8 c	**	4.1 b	++
Vancouver CMA	3.0 a	2.2 a	2.6 a	2.3 a	3.1 a	2.3 a	2.3 b	2.7 a	2.6 a	2.3 a
Vernon CA	1.8 c	++	0.7 b	-0.9 a	0.7 a	-0.9 a	++	1.5 a	1.4 a	++
Victoria CMA	3.8 b	3.3 b	2.3 a	1.7 a	2.7 a	2.4 a	1.7 c	3.8 c	2.4 a	1.8 a
Williams Lake CA	9.6 a	6.9 a	0.8 d	1.7 c	-0.8 a	++	-2.5 a	3.0 a	-0.4 a	2.1 a
<b>British Columbia 10,000+</b>	<b>2.9 a</b>	<b>2.4 a</b>	<b>2.4 a</b>	<b>2.1 a</b>	<b>2.6 a</b>	<b>2.1 a</b>	<b>2.0 a</b>	<b>2.1 a</b>	<b>2.3 a</b>	<b>2.0 a</b>

<sup>1</sup>The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

### 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Vacancy Rates (%) British Columbia - October 2011

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS <sup>1</sup>	
	Oct-10	Oct-11	Oct-10	Oct-11
Vancouver CMA	2.2 b	0.9 a	1.9 a	1.4 a
Victoria CMA	1.6 a	1.1 a	1.5 a	2.1 a

<sup>1</sup> Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable  
Please click Methodology or Data Reliability Tables Appendix link for more details

### 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Average Rents (\$) by Bedroom Type British Columbia - October 2011

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>
Vancouver CMA	**	839 a	1,195 c	964 a	1,663 b	1,237 a	1,908 d	1,463 a
Victoria CMA	n/u	676 a	1,052 d	819 a	1,277 b	1,045 a	**	1,244 a

<sup>1</sup> Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ( $0 \leq cv \leq 2.5$ ), b - Very good ( $2.5 < cv \leq 5$ ), c - Good ( $5 < cv \leq 7.5$ ), d - Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

#### 4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type British Columbia - October 2011

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Vancouver CMA	∞	∞	1,297 c	1,195 c	1,610 b	1,663 b	∞	1,908 d	1,460 b	1,474 b
Victoria CMA	n/u	n/u	∞	1,052 d	∞	1,277 b	∞	∞	∞	1,190 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ( $0 \leq cv \leq 2.5$ ), b - Very good ( $2.5 < cv \leq 5$ ), c - Good ( $5 < cv \leq 7.5$ ), d - Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

#### 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments<sup>2</sup> British Columbia - October 2011

Condo Sub Area	Condominium Universe		Rental Units <sup>1</sup>		Percentage of Units in Rental		Vacancy Rate	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Vancouver CMA	168,871	174,176	41,744 a	44,804 a	24.7 a	25.7 a	2.2 b	0.9 a
Victoria CMA	21,582	21,928	4,162 a	4,396 a	19.3 a	20.0 a	1.6 a	1.2 a

<sup>2</sup> Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

<sup>1</sup> Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

**5.1 Other Secondary Rented Unit<sup>1</sup> Average Rents (\$)**  
**by Dwelling Type**  
**British Columbia - October 2011**

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
<b>Abbotsford CMA</b>										
Single Detached	n/s	n/s	**	**	832 d	**	1,223 b	1,223 b	1,114 b	1,151 b
Semi detached, Row and Duplex	n/s	n/s	**	**	663 d	**	984 b	922 c	800 c	702 c
Other-Primarily Accessory Suites	n/s	n/s	456 d	621 c	740 c	749 c	1,029 c	1,117 b	676 d	799 b
Total	n/s	n/s	**	**	712 c	655 c	1,109 a	1,094 b	869 b	840 b
<b>Kelowna CMA</b>										
Single Detached	n/s	n/s	736 c	**	1,042 b	1,017 b	1,472 b	1,478 a	1,314 b	1,376 b
Semi detached, Row and Duplex	n/s	n/s	711 c	**	1,018 c	955 d	1,119 b	1,151 b	1,004 c	999 c
Other-Primarily Accessory Suites	n/s	n/s	532 d	**	1,017 c	866 b	**	1,130 c	874 d	881 b
Total	n/s	n/s	644 c	730 d	1,025 b	936 b	1,302 b	1,327 a	1,106 b	1,100 b
<b>Vancouver CMA</b>										
Single Detached	n/s	n/s	801 d	**	1,020 d	1,302 c	1,601 b	1,660 b	1,416 b	1,541 b
Semi detached, Row and Duplex	n/s	n/s	680 c	**	1,099 d	1,081 c	1,315 c	1,291 c	1,092 c	1,129 c
Other-Primarily Accessory Suites	n/s	n/s	810 b	**	889 c	959 c	1,406 d	1,386 d	1,002 c	**
Total	**	n/s	718 b	**	1,050 c	1,078 b	1,430 b	1,419 b	1,149 b	1,168 b
<b>Victoria CMA</b>										
Single Detached	**	n/s	840 d	**	1,034 c	1,282 b	1,485 b	1,633 b	1,293 b	1,517 b
Semi detached, Row and Duplex	n/s	n/s	**	**	965 b	965 d	1,111 b	1,134 b	970 b	949 c
Other-Primarily Accessory Suites	n/s	n/s	814 b	789 d	1,130 c	989 b	**	1,142 c	948 c	944 b
Total	**	n/s	769 c	716 d	1,012 b	1,020 b	1,253 b	1,300 b	1,037 b	1,059 b

<sup>1</sup>Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ( $0 \leq cv \leq 2.5$ ), b - Very good ( $2.5 < cv \leq 5$ ), c - Good ( $5 < cv \leq 7.5$ ), d - Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details



**5.2 Estimated Number of Households in  
Other Secondary Rented Units<sup>1</sup> by Dwelling Type  
British Columbia - October 2011**

	Estimated Number of Households in Other Secondary Rented Units <sup>1</sup>	
	Oct-10	Oct-11
<b>Abbotsford CMA</b>		
Single Detached	2,582 a	2,365 a
Semi detached, Row and Duplex	3,971 d	4,216 d
Other-Primarily Accessory Suites	**	1,920 d
Total	8,322	8,501
<b>Kelowna CMA</b>		
Single Detached	3,274 a	3,017 a
Semi detached, Row and Duplex	4,403 b	3,562 b
Other-Primarily Accessory Suites	**	2,353 c
Total	8,719	8,932
<b>Vancouver CMA</b>		
Single Detached	21,598 a	21,990 b
Semi detached, Row and Duplex	60,764 c	59,237 d
Other-Primarily Accessory Suites	**	**
Total	99,869	101,808
<b>Victoria CMA</b>		
Single Detached	4,568 b	4,105 b
Semi detached, Row and Duplex	11,352 c	9,625 d
Other-Primarily Accessory Suites	**	**
Total	19,471	19,244

<sup>1</sup> Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## TECHNICAL NOTE:

*Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):*

**Percentage Change of Average Rents (New and Existing Structures):** The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

**Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):** This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

5.2 Estimated Number of Households in Other Secondary Rented Units <sup>1</sup> by Dwelling Type British Columbia - October 2011			
	Estimated Number of Households in Other Secondary Rented Units <sup>1</sup>		
	Oct-10		Oct-11
<b>Abbotsford CMA</b>			
Single Detached	2,582	a	2,365
Semi detached, Row and Duplex	3,971	d	4,216
Other-Primarily Accessory Suites	**		1,920
Total	8,322		8,501
<b>Kelowna CMA</b>			
Single Detached	3,274	a	3,017
Semi detached, Row and Duplex	4,403	b	3,562
Other-Primarily Accessory Suites	**		2,353
Total	8,719		8,932
<b>Vancouver CMA</b>			
Single Detached	21,598	a	21,990
Semi detached, Row and Duplex	60,764	c	59,237
Other-Primarily Accessory Suites	**		**
Total	99,869		101,808
<b>Victoria CMA</b>			
Single Detached	4,568	b	4,105
Semi detached, Row and Duplex	11,352	c	9,625
Other-Primarily Accessory Suites	**		**
Total	19,471		19,244

<sup>1</sup> Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## TECHNICAL NOTE:

*Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):*

**Percentage Change of Average Rents (New and Existing Structures):** The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

**Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):** This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

## METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights, Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

## METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e., Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e., one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montréal, Ottawa, Québec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.



## DEFINITIONS

**Availability:** A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

**Rent:** The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

**Rental Apartment Structure:** Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

**Rental Row (Townhouse) Structure:** Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

**Vacancy:** A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

### Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

### Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

### Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. A centre's median income is divided by the level of income required for a household to rent a median priced two-bedroom apartment using 30 per cent of income. The result is then multiplied by 100. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable. For years for which the median income is not available, CMHC has developed forecasts.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2009. CMHC has developed forecasts of median renter household income for 2010 and 2011. It should be noted that nominal values for both median rent and median incomes have been used to calculate the rental affordability indicator.

## CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at [www.cmhc.ca](http://www.cmhc.ca)

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.  
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation)

For more information on MAC and the wealth of housing market information available to you, visit us today at [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation)

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2011 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at <mailto:chic@cmhc.gc.ca>; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:  
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

# Housing market intelligence you can count on

## FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

**Get the market intelligence you need today!**

**Click [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation)  
to view, download or subscribe.**

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –**  
Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –**  
Information on current housing market activities — starts, rents, vacancy rates and much more.

✓ **Housing Market Information**

✓ **Monthly Housing Starts**

✓ **One simple tool to share or host on your website**

### Housing Starts — Canada, All Areas

The seasonally adjusted annual rate of housing starts decreased from 204,500 units in July to 184,700 units in August.  
[Read more](#)

Share this tool

Canada

